

Solon Township Board
Regular Meeting
Thursday, July 14, 2022 7:00 P.M
Solon Township Hall
9191 S. Kasson St., Cedar, MI 49621

MINUTES

1. Call to Order

2. Pledge of Allegiance

Supervisor Jim Lautner called the meeting to order at 7:00 PM. with the recitation of the Pledge of Allegiance.

Board members present: Supervisor Jim Lautner, Treasurer Joan Gauthier, Clerk Shirley Mikowski, Trustee Steve Yoder and Trustee Pat Deering.

Guests present: Melinda Lautner, Mary Taylor, Doug Fierberg, Chris Comeaux, Ray Pleva, Jim Ross, Jackie Baase, Charles Smith, Dale Gauthier, John O'Neill, Mary O'Neill, Julie Cordano and Beth Knapp.

3. Approval of Agenda

Motion by Joan Gauthier and seconded by Shirley Mikowski to approve the agenda with additions under 11. New Business: D. MTA Annual Dues and E. Drainage District Update. Motion carried 5-0.

4. Approval of Minutes

Motion by Joan Gauthier and seconded by Pat Deering to approve the June 9, 2022 regular meeting minutes as written. Motion carried 5-0.

5. Public Comment

Julie Cordano said she is part of a local group of friends that are trying to support our local recycling program by picking up litter at the recycling site three days a week.

Mary O'Neill said her name was not listed under the guests present for the June 9, 2022 meeting even though her name was the first name under Public Comment. Shirley Mikowski said Mary just needs to remember to put her name on the sign-in sheet.

Doug Fierberg thanked Julie for cleaning up the recycling site. Mr. Fierberg said he boated down the river and it is absolutely beautiful and wants the township to get rid of the recycling site and spruce up the area. Mr. Fierberg also noted that this is a representative government. He knows the Zelinski property on Allgaier Road came up for discussion to rezone commercial and all the neighbors are against that. He does not understand why the Planning Commission included that area in the Master Plan to be zoned commercial even though it is contrary to what the surveys showed.

John O'Neill said he disagrees with his sister Mary and believes the recycling site should remain opened. (see attached for the remainder of his comments).

Chris Comeaux said he recently spoke with a senator who noted that Leelanau and Grand Traverse County are wealthy counties. He has read the entire Zoning Ordinance and sees it to benefit the community. It took him almost 20 years to find a house here, and noted it takes hard work and dedication to live and work here.

Melinda Lautner said there is a deputy covering the four way stop sign in Cedar when he can to catch those that are rolling through the stop sign. She will be working with the Cedar Chamber of Commerce to get some safe cross walks on the main street.

6. Correspondence

- Received a L-4029 from Glen Lake Community School and one from Traverse City Area Public School
- Received a FOIA from Michigan@ Open the Books

7. Treasurer's Report/Authorization for Payment of Vouchers:

Joan Gauthier reported she is still working with Huntington Bank to reverse the service charges. Joan said she was able to use QuickBooks at her home for the first time and it was a blessing. The township received more ARPA Funds. Huntington Bank Checking \$163,388.32, ARPA Funds included in checking: \$116,581.12, Available in Checking Account: \$46,807.20, Huntington Bank General Savings \$202,782.07, Total Funds Available: \$249,589.27, Huntington Bank Road Improvement Fund \$10,324.50, Huntington Bank Fire Fund CD \$42,711.90, Huntington Bank Fire Fund Savings \$37,644.48, Total Fire Sinking \$80,356.38, Huntington Bank Sidewalk Fund \$13,265.55, Huntington Bank Cedar River Marina Project \$24,239.10, Total other Township Funds Available: \$128,185.53. Total Current Assets: \$377,774.80, Parks and Recreation \$8,199.50. Voucher #'s 14540-14584 were submitted for payment. Motion by Steve Yoder and seconded by Pat Deering to accept the Treasurer's report and pay vouchers as presented. Motion carried 5-0.

8. Committee Reports:

Steve Yoder reported the Planning Commission met on Tuesday, July 5, 2022. Six members and eighteen guests were present. Todd Yeomans had an excused absence.

- There was a discussion held on a possible conflict of interest with one of the board members, but there is no conflict because there would be no financial benefit.
- A Public Hearing was held for the Davids property rezoning request from A/C to R/A 2, and was approved to put this request in abeyance until the Future Land Use Map is updated and approved by the township board.
- Renee Spalding and Michael Lemcool wish to purchase the building that formerly housed Cedar City Market/Pleva's Meats and would like to change it into a contractor's office. This requires a special land use permit which will require a Public Hearing. A Public Hearing was approved to be held at their August 2, 2022 meeting for change of use.
- Future Land Use maps are available.

Joan Gauthier asked about the 35 acres on M-72 they are talking about changing to Business 1. Steve said they discussed that at the June meeting which he was unable to attend. Joan asked if all the discussion is in the minutes and noted she has not been receiving the minutes. Tim Cypher/ZA said he will make sure the Recording Secretary, Allison Hubley, forwards the minutes to all of the township board members.

9. Public Hearing/Zoning Ordinance

Motion by Joan Gauthier and seconded by Shirley Mikowski to close the regular meeting at 7:30 P.M.
Motion carried 5-0.

Motion by Steve Yoder and seconded by Pat Deering to open the Public Hearing at 7:32 P.M. to receive public comment on the Zoning Ordinance. Motion carried 5-0.

- Joan Gauthier asked why Residential/2 allows for multi-family dwellings and why Agriculture/Conservation does not. It also does not allow for Special Land Use permits. Tim Cypher/ZA said they are presently working on changing this with future land use maps. It is not in the Master Plan and nobody wants change next to them, and that is why it is not in that district. Joan also asked why Residential/1 allows for Special Land Uses which includes schools, nurseries, cemeteries, nursing homes, libraries, churches. This is required by law, but we have talked about changing the size of the requirements. PUD's will allow more flexibility. Joan asked where are PUD's allowed. The answer was they are allowed anywhere. It is defined in the language that the Master Plan sets the density and the PC is working on where to place those. The previous Zoning Ordinance had a provision that allowed the township board to authorize a density change without any Public Hearing or public comment. Joan asked about the Recreation District and reads that it should not be less than ½ acre for each campsite. The PC members decided this.

- Tim explained the 35 acres on M-72 that the PC talked about changing to Business 1. Originally the PC was going to mirror the zoning district on M-72 on the side of Grumpy's so it was a surprise to Tim when four of the PC members voted to extend it to 35 acres. Some PC members want to see some type of growth.
- Tim said they have been working on this since 2014 so gave a short version of some of the major changes. The Future Land Use map is still a work in progress. The Zoning Board of Appeals has been modified. PUD's have been modified and is a 10 acre minimum. The landscape buffering and screening have had big changes. The Landscaping section is site specific. The checklist for Site Plan Reviews is a lot more thorough. The key holing option has been removed. Anything that has key holing right now has been grandfathered in.
- Pat Deering questioned page 37 that any legally established use will be grandfathered in. This will be considered a lawful non-conforming use.
- Joan said the Landscape section is very extreme. Tim said when you are trying to improve things; the neighbors want to know what is going in. Pat said a new gas station could not comply with the Landscape section just having that much area dedicated to comply. Tim said everything can have a waiver. Jim said he has a problem with waivers and how hard it is get past that if it is turned down. The final decision is with the PC and every project goes through a full blown findings and facts
- Chris Comeaux asked how long the township has had a Zoning Ordinance and when it was last updated. The original was in the early 70's and has not been fully updated since 1998.
- Jim Lautner said if anyone would want to expand in Cedar they won't be able to.
- Chris Comeaux said you would not be able to bring any of the current buildings to safety code. Tim said we can only control zoning. It is the Building and Safety that would address the updating of buildings. The PC is not here to stifle businesses.
- Jim said you cannot have retroactive zoning.
- John O'Neill asked if the board was making a decision today. Jim Lautner said a decision could be made today. John also asked questions that were irrelevant to the Zoning Ordinance that needed to be directed to the PC.
- Pat Deering asked if you need a civil engineer and a professional surveyor when putting in a new driveway. It is not required for single family dwellings. That is basically for commercial use and Special Land Use.
- Melinda Lautner does not believe Solon Township needs such a complex Landscape Ordinance. It needs to be simplified with less need for waivers and is not in favor of berms. Melinda offered to work on this and thanked everyone for their work on it.
- Pat Deering asked if house trailers are allowed and questioned the exterior requirements. Mobile homes have been allowed since 1985, and they need to comply with single family dwellings.
- Jim Lautner said since Tim Cypher has been the ZA there has been very few ZBA meetings.
- John O'Neill said building materials are always changing and would it make it difficult if using different building materials. Tim refers to the State Building Code to see if it would be in compliance. You do have to be flexible and have a reasonable review.
- Melinda asked if the height restrictions of 35' were removed from Agriculture. The 35' height restrictions from grade to peak are within all districts. All farming is exempt from this with the Right to Farm Act. Anything prior that does meet the height restrictions is grandfathered in.
- Chris Comeaux thanked Steve Yoder and the Planning Commission for all the work they did on the document.
- Joan asked if the sentence is written correctly on page 80 section 18.10. The answer was yes.

Motion by Jim Lautner and seconded by Joan Gauthier to close the Public Hearing at 8:29 P.M. Motion carried 5-0.

Motion by Joan Gauthier and seconded by Shirley Mikowski to open the regular meeting at 8:30 P.M.
Motion carried 5-0.

- Steve Yoder asked about page 8 and if the Landscape of Standards should be moved to page 81. That needs to be moved to page 81 and bolded and RA2 needs to be bolded.
- Pat asked if there is a misprint on page 40 under RR: Resort Recreation and yes it should read 40 instead of 4010.
- Joan believes that AC should include multi-house dwellings. Tim recommended a Special Use permit. Steve said that could really blow the map up. Anyone with 40 acres could abuse that.

- Pat asked about page 47 that you can only reside for 60 days in temporary housing and he would like some type of exemption with new construction. Tim said there would have to be some substantial progress on a dwelling, but some people run out of money. Some people will try to circumvent zoning.
- Steve said his only condition is don't bring it back to the PC; they have already spent enough time on it.
- Tim Cypher said the township board has the right to change things, and encouraged Melinda Lautner to present a modification of the Landscape Ordinance that will simplify things and still keep the intent.
- Jim Lautner wants to get rid of a lot of the waivers, because it doesn't have set criteria. Tim said there has to be a finding and facts to support every waiver that is granted. The more we take waivers away, the more language that will need to be added.
- Joan Gauthier said the Ordinance needs corrections, so Tim is going to send her the word document for her to make the corrections.

This will be on the August agenda.

8. Committee Reports (continued):

Mary Taylor reported the Parks and Recreation Committee met on Tuesday, June 28, 2022 at 6:00 P.M. at the Solon Schoolhouse. There was one member absent and no guests present.

- They discussed having a similar structure as what the county parks committee uses.
- There are different needs at the different parks so there has been a liaison assigned for each park with a set of responsibilities.
- Discussed preparations for the Schoolhouse Event scheduled for September 11, 2022.
- Discussed a schedule for returning pop cans and only three of the members are willing to do this.
- The next movie night is on July 15, 2022 and the movie begins at dusk. They will be serving refreshments and asking for donations. The first movie night brought in \$40.00 in donations with 25 people in attendance.
- Mary said she is confused about the consent calendar and if everything is approved. Jim Lautner said it is not, and does not know how the consent calendar came about. Items should be presented as a request and should not be called a consent calendar.
- Motion by Joan Gauthier and seconded by Steve Yoder to approve payment of \$100.00 to David Bradshaw for completing the inspection of the entire playground and equipment. Motion carried 5-0.
- Motion by Joan Gauthier and seconded by Shirley Mikowski to approve that the Parks Committee can spend up to \$500.00 for the Solon Schoolhouse Event. Motion carried 5-0.
- The next meeting will be held on Tuesday, July 26, 2022 at 6:00 P.M., and the location is still to be determined.

Jim Lautner said Tim Cypher/ZA looked into the Leelanau Pines sign that is on Solon property down from the recycling site. The sign has been there approximately 30- 50 years and is grandfathered in. If the township were to pursue removing the sign, that could lead to a possible FOIA and looking for documentation from up to 50 years ago.

Jim Lautner said the sign 'Lefty's Field of Dreams' was done professionally and put up on the grub shack by Rich Nachazel. The sign is a thank you for all that Lefty Stachnik did. Tim Cypher/ZA could go and enforce it but Jim doesn't think we should bother with it.

Tim Cypher talked to Cory Flaska, who bought Ron Williams house next to the township hall about the renters parking their truck and pontoon on the township hall parking lot. Cory took care of it, so they will no longer be parking there.

Kelly Claar received a call from the DNR regarding ORV activity at Vlack's Park. Melinda Lautner also received a phone call. ORV's are not allowed and a sign needs to be posted stating that. Kelly has the township board's permission to meet with an officer. Chris Comeaux asked if hunting was allowed on that property. Jim Lautner said it has never been non-hunting.

12. Public Comment

Ray Pleva said there will be a Blood Drive on Tuesday, July 19, 2022 11:30 A.M. – 4:00 P.M. at the Solon Township Hall. The donors will receive a t-shirt and a \$15.00 gift card. All donors will be put in a drawing for a \$100.00 gas card.

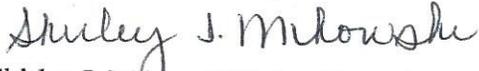
13. Announcements

There was none.

14. Adjournment

Motion by Joan Gauthier and seconded by Shirley Mikowski to adjourn the meeting. Motion carried 5-0. The meeting was adjourned at 10:09 P.M.

Respectfully submitted,



Shirley I. Mikowski/Solon Township Clerk

July 14, 2022

Solon Township Board Members,

Thank you for your service. I believe that you want what is best for our community.

I have over 20 years experience in developing homes for home ownership in emergency housing. I was blessed to be the first Director of Habitat Grand Traverse region when we used no government money whatsoever, and I administered various MSHDA programs for seven years with a Benzie housing council until the great recession. We organize local realtors and bankers to negotiate on behalf of stressed homeowners, and without a dime of government funding, we saved some 55 homeowners from foreclosure. The banks were rescued by the feds but over 9 million homeowners lost their homes. That was an injustice that disproportionately hit families.

One of the main things that you as township supervisors can do to serve our community, is to change local planning and zoning regulations so that it is easier for businesses, nonprofits, churches, and volunteers to develop the type of housing that we need. It's not appropriate for a Township to spend significant funds of money on homes and rentals.

What you can do, what is your duty to do, is to plan to remove the barriers to the kind of development we need in this county, and to avoid zoning that encourages the kind of development that makes the struggle of local workers to live here and for businesses to find employees.

What is healthy development here? Three of the most vibrant businesses in Cedar are based on agriculture, Williams Fruit Stand, Cedar Seoul taco stand, and The Polish Arts Center Food Truck. Buntings often features local crops, and Cedar hardware provides an invaluable service to local farmers and homeowners.

The garden market at Co 651 and M 72, Four Season Nursery, are examples of agriculture that is thriving. There is a high demand for these local g products; this is the thriving future of local agriculture. See <https://www.oryana.coop/community/our-farmers-vendors/>

We cannot have a healthy village economy, we cannot have healthy neighborhoods, and we cannot have the type of agriculture that local people want to support, if we create a strip zone along 72 for suburban development. One and 2 acre homes along a half overloaded highway it's not increased density that is sustainable. The demand for public tax funded services such as first responders, police, school buses, and plowing will rise beyond the tax revenue generated by those homes. Other taxpayers, the ones living here now, will need to subsidize these homes via higher taxes or see reduced services. The Cedar Fire Department will continue to be short staffed because professional first responders cannot afford to live here.

Track subdivisions with two or one acre lots are unlikely to be real neighborhoods. Local workers will not be able to purchase such homes. The highway will be even more crowded

and accidents may be more likely. The cost of home ownership will increase, requiring more driving, more gas, more expensive services, larger mortgages, and less time spent with family or earning a living.

And because home buyers are far more likely to be seasonal residents who head to Traverse City or Amazon to shop. The shortage of local workers will intensify. The children will head to TCAPS not Glen Lake Schools.

I have worked to develop homes that people can afford on local wages for many years. This information is based on both research, my experience, and from talking to many local people including business owners. Still, if I were sitting on the planning board, I would consider advice from people with more expertise in smart growth planning, so that we can develop a plan that will best suit the needs of local residents, businesses, public services, schools with the lowest cost to local tax payers.

Let's remember that a lot of this work has already been done. We don't have to spend more money to make good use of it. How to do the zoning that serves the needs of local residence, local workers, and local agriculture, has already been done. We don't have to pay for it. To not use it would be a waste of text resources, including taxpayer dollars, and nonprofit donations, and Good scholarship. To proceed without using that risk making a long term land-use decision that will poorly serve our community, it will not deliver what the recent Governor Rick Snyder called value for money. Thank you

Respectfully submitted, John O'Neill, 8944 S. Kasson St, (P.O. Box 33), Cedar. 228-6603
Resources:

Housing North: <https://www.housingnorth.org/news/volunteers-build-leelanau-s-housing-readiness?rq=Housing%20ready%20checklist>

and

<https://static1.squarespace.com/static/61768dc8a236c639b8fe44ec/t/619cb8eb76321f1f39cfd710/1637660920725/housing-ready-checklist.pdf>

South Dakota Housing Development Authority

<https://blog.sdhda.org/why-housing-development-in-rural-communities-matters>

NMC is working with other regional leaders to solve the workforce puzzle, but it's proving tricky. Complex, interlocking factors including a skills gap, a lack of child care and attainable housing, transportation issues, broadband internet gaps and an aging population, all exacerbated by COVID-19, have created structural instability that threatens economic growth and quality of life in northern Michigan. Steadying it will require collaboration, leadership and time.

<https://www.nmc.edu/news/media/nexus/2022-summer/index.html>

SOLON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: JUNE 2022

| DATE | PERMIT # | NAME | USE | RECEIPT CK.# | AMOUNT |
|----------------|----------------------|---|-----------------------|--------------|----------------|
| 6/11/2022 | LUP 22-12 | NOVAK | LAND USE | 202212 | 5030 \$ 40.00 |
| 010-003-018-30 | 8389 S. SANDBAR LANE | DECK & STEP ADDITION | | 660 S.F. | |
| 6/18/2022 | LUP 22-13 | NACHAZEL | LAND USE | 202213 | 10880 \$ 40.00 |
| 010-007-013-00 | 3484 S. FRENCH ROAD | DECK | | 240 S.F. | |
| 6/2/2022 | SUP 22-03 | WILD JUNIPER NURSERY | SPECIAL USE SUP 22-03 | 1031 | \$750.00 |
| 010-033-013-20 | 13937 S. CEDAR ROAD | SPECIAL USE PERMIT APPROVAL FOR NURSERY OPERATION | | | |
| 6/30/2022 | REZONING 22-02 | DAVIDS | AG TO RA2 RZ 22-02 | 1204 | \$500.00 |
| 010-031-020-00 | E. CEDAR VALLEY ROAD | REZONING HELD IN ABEYANCE UNTIL FUTURE LAND USE MAP CHANGED | | | |
| 6/30/2022 | SUP 22-04 | LEMCOOL | SPECIAL USE SUP 22-04 | 1725 | \$750.00 |
| 010-005-066-00 | 8974 S. KASSON ST. | SPECIAL USE PERMIT APPLICATION PENDING PUBLIC HEARING ON 8/2/2022 | | | |
| 010-005-068-01 | | | | | |
| 6/6/22 | LDA 22-04 | FABER | LAND DIV. LDA 22-04 | 395 | \$100.00 |
| 010-034-004-00 | 13077 S. SOLON ROAD | LAND DIVISION CREATING ONE NEW PARCEL | | | |

TOTAL \$ 2,180.00

SIGNED:

Timothy A. Cypher

DATE:

7/9/2022

TIMOTHY A. CYPHER
 SOLON TOWNSHIP ZONING ADMINISTRATOR
 231-360-2557
TIM@ALLPERMITS.COM

Solon Township
Resolution No. 2022-07-14

WHEREAS, the Cedar Chamber of Commerce wishes to close Kasson St. on Saturday, August 27, 2022 from 12:45 P.M.-1:30 P.M. for the Polka Fest Parade.

WHEREAS, the road will be closed within the time frame of the Cedar Polka Fest sponsored by the Cedar Chamber of Commerce and supported by the Solon Township Board.

NOW, THEREFORE, BE IT RESOLVED that the Solon Township Board has approved by resolution to authorize the Cedar Chamber of Commerce to close Kasson St. on Saturday, August 27, 2022 from 12:45 P.M.-1:30 P.M. for the Polka Fest Parade

The foregoing resolution offered by Board Member Shirley Mikowski
Second offered by Board Member Steve Yoder

Upon roll call vote, the following voted: Deering - yea
Yoder - yea
Lautner - yea
Gauthier - yea
Mikowski - yea

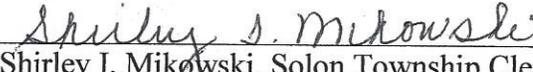
Yeas - 5
Nays - 0

The Supervisor, James C. Lautner declared the resolution dully adopted.


James C. Lautner, Solon Township Supervisor

CERTIFICATE

I, Shirley I. Mikowski the duly elected and acting Clerk of Solon Township, hereby certify that the foregoing resolution was adopted by the Township Board of said Township at the Regular meeting of said Board held on July 14, 2022, at which meeting a quorum was present, by a unanimous vote of said members as hereinbefore set forth; that said resolution was ordered to take immediate effect.


Shirley I. Mikowski, Solon Township Clerk